

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/257
(for 2nd Deferment)

- Applicant** : Mr. WONG Tsz Chung represented by Metro Planning and Development Company Limited
- Site** : Lots 51 (Part), 55, 57 (Part), 58 (Part), 60, 61, 62, 63 (Part), 64, 65, 66 (Part), 67 (Part), 144 (Part), 145 (Part), 146 (Part) & 147 (Part) in D.D. 125 and Lots 3220 (Part), 3221 S.A (Part), 3221 S.B (Part), 3222 (Part), 3223 (Part), 3224 (Part), 3225 S.A (Part), 3225 S.B (Part), 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3234 (Part) and 3235 (Part) in D.D. 129 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long
- Site Area** : about 28,870 m² (including GL of about 170 m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Government, Institution or Community” (“G/IC”)(33%);
[Restricted to maximum Building Height (BH) of 8 storeys]
- “Open Space” (“O”) (about 22.8%); and
- an area shown as ‘Road’ (about 44.2%)
- Application** : Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years

1. Background

- 1.1 On 22.9.2020, the applicant sought planning permission to use the application site (the Site) for temporary logistics centre with ancillary office and parking of vehicles for a period of 3 years (**Plan A-1**).
- 1.2 On 20.11.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for 2 months, as requested by the applicant, so as to allow time to address departmental comments. On 22.1.2021, the applicant submitted further information and the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 25.2.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months so as to allow time to prepare further information to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for 2 months at the request of the applicant. Since the first deferment on 20.11.2020, the applicant has submitted responses to departmental comments, a revised fire service installations proposal, landscape proposal and fire certificate (FS 251). The applicant has indicated that he needs more time for the preparation of submission of further information in response to departmental comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs time to prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within 2 months upon receipt of further submission from the applicant. If the further information submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed 2 months for preparation of submission of further information. Since it is the second deferment of the application, the applicant should also be advised that the Committee has allowed a total of four months for preparation of submission of further information, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 25.2.2021 from the applicant's representative
Plan A-1	Location Plan